

CITY-COUNTY GENERAL ORDINANCE NO. _____, 1972

METROPOLITAN DEVELOPMENT COMMISSION
DOCKET NO. 73-AO-3

AN ORDINANCE to amend Marion County Council Ordinance No. 8-1957, as amended, the Zoning Ordinance for Marion County, Indiana, and fixing a time when the same shall take effect.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY-COUNTY COUNCIL
OF THE CITY OF INDIANAPOLIS AND OF MARION COUNTY, INDIANA

Section 1. That Marion County Council Ordinance No. 8-1957 adopted by the Marion County Council on March 28, 1957, and the Hospital Districts Zoning Ordinance of Marion County, Indiana (Ordinance 68-AO-8), adopted as an amendment thereto, as amended, pursuant to Chapter 283 of the Indiana Acts of 1955, as amended, and Chapter 173 of the Indiana Acts of 1969, be amended as follows:

That Chapter 1 of said Hospital Districts Zoning Ordinance of Marion County, Indiana (Ordinance 68-AO-8), as amended, be amended to read as follows:

CHAPTER 1

SECTION 1.00 ESTABLISHMENT OF HOSPITAL ZONING DISTRICTS -- PERMITTED USES

- A. The following primary HOSPITAL ZONING DISTRICTS for Marion County, Indiana, are hereby established, and land within said County is hereby classified, divided and zoned into said districts as designated on the HOSPITAL DISTRICTS ZONING MAP, which MAP is attached hereto, incorporated herein by reference and made a part of this ordinance. No use shall be permitted in said DISTRICTS other than the following permitted uses.

1. HOSPITAL DISTRICT ONE (HD-1)

The HD-1 zoning category is designed to permit and facilitate the development, expansion, and modernization of a major hospital complex or campus, in which a diversity of uses, functions, and facilities is necessary to best perform the hospital's various services to the public; and, further, to permit appropriate land use modifications as necessary to facilitate the highest level of such service.

PERMITTED HD-1 USES

(All uses permitted within the HD-1 DISTRICT shall be subject to the Metropolitan Development Commission's approval, as included within a required site and development plan filed with and approved by said Commission as hereinafter provided.)

HOSPITAL COMPLEX OR HOSPITAL CAMPUS,
including the following accessory uses operated by or for the hospital, and integrally related thereto:

1. Administrative and professional staff offices.

2. Medical, research, multi-service convalescent and educational facilities and buildings, and related functions such as laboratories, auditoriums, class and recreation facilities.
3. Cafeterias, gift shops, book stores and other similar convenience functions.
4. Warehouses, maintenance buildings, laundries, food preparation facilities, and utilities structures.
5. Apartments and dormitories for hospital staff, personnel and students.
6. Off-street parking lots and garages for employees, staff, and visitors; and off-street loading facilities.
7. Other similar uses and facilities.

Provided, however, that no use, building or structure shall hereafter be established, constructed or used on any land in the HD-1 District for any purpose other than lawfully existed on the date of the adoption hereof until a site and development plan for said land, including the proposed Hospital District use or uses shall have been filed with and approved by the Metropolitan Development Commission.

Said site and development plan shall include layout and elevation plans for all proposed buildings and structures, and shall indicate:

- (1) Proposed Hospital District uses.
- (2) Any existing uses, buildings and structures.
- (3) Proposed buildings and structures.
- (4) Off-street parking layouts.
- (5) Vehicular entrances and exits and turn-off lanes.
- (6) Setbacks.
- (7) Landscaping, screens, walls, fences.
- (8) Signs, including location, size and design thereof.
- (9) Sewage disposal facilities.
- (10) Storm drainage facilities.
- (11) Other utilities if above ground facilities are needed.

The Metropolitan Development Commission may consider and act upon such proposed use and site and development plan, approve the same in whole or in part, and impose additional development standards, requirements or conditions thereon at any public meeting of the Commission. Public notice thereof shall not be required; however, the owner/petitioner filing such plan shall have the right to appear and be heard. Such site and development plan, proposed use, and building or structure shall:

- (1) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana.

- (2) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the Hospital District and with adjacent uses;
- (3) provide sufficient and adequate access, parking and loading areas;
- (4) provide traffic control and street plan integration with existing and planned public streets and interior access roads;
- (5) provide adequately for sanitation, drainage and public utilities;
and
- (6) allocate adequate sites for all uses proposed -- the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana.

2. HOSPITAL DISTRICT TWO (HD-2)

The HD-2 zoning category is designed to (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major hospital complex, (2) to provide adequate land area for such hospital-related uses, and (3) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such hospital complex.

PERMITTED HD-2 USES

(All uses permitted within the HD-2 DISTRICT shall be subject to the Metropolitan Development Commission's approval, as included within a required site and development plan filed with and approved by said Commission as hereinafter provided.)

1. OFFICES for physicians, dentists, and other professions dealing with public health.
2. MEDICAL LABORATORIES; SURGICAL AND MEDICAL SUPPLY FIRMS; HOSPITAL AND SICKROOM EQUIPMENT SALES & RENTAL.
3. NURSING, CONVALESCENT AND RETIREMENT HOMES.
4. APARTMENTS, DORMITORIES, AND OTHER HIGHER-INTENSITY, PERMANENT OR TRANSIENT RESIDENTIAL STRUCTURES .
5. PHARMACIES; FLORISTS; CARD AND GIFT SHOPS; RESTAURANTS; UNIFORM CLOTHING STORES; AND SIMILAR CONVENIENCE AND SPECIALTY SALES AND SERVICE BUSINESSES.
6. COMMERCIAL PARKING LOTS AND GARAGES.
7. OTHER SIMILAR HOSPITAL-RELATED OR - ORIENTED USES .

Provided, however, that no use, building or structure shall hereafter be established, constructed or used on any land in the HD-2 District for any purpose other than lawfully existed on the date of the adoption hereof until a site and development plan for said land, including the proposed Hospital District use or uses shall have been filed with and approved by the Metropolitan Development Commission.

Said site and development plan shall include layout and elevation plans for all proposed buildings and structures, and shall indicate:

- (1) Proposed Hospital District uses.
- (2) Any existing uses, buildings and structures.
- (3) Proposed buildings and structures.
- (4) Off-street parking layouts.
- (5) Vehicular entrances and exits and turn-off lanes.
- (6) Setbacks.
- (7) Landscaping, screens, walls, fences.
- (8) Signs, including location, size and design thereof.
- (9) Sewage disposal facilities.
- (10) Storm drainage facilities.
- (11) Other utilities if above ground facilities are needed.

The Metropolitan Development Commission may consider and act upon any such proposed use and site and development plan, approve the same in whole or in part, and impose additional development standards, requirements or conditions thereon at any public hearing of the Commission. Public notice thereof and notice by the petitioner to adjoining land owners (including, additionally, the major hospital of the adjacent HD-1 District) in accordance with the Commission's rules of procedure shall be required. Such site and development plan, proposed use, and building or structure shall:

- (1) be so designed as to create a superior land development plan, in conformity with the Comprehensive or Master Plan of Marion County, Indiana.
- (2) create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the Hospital District and with adjacent uses;
- (3) provide sufficient and adequate access, parking and loading areas;
- (4) provide traffic control and street plan integration with existing and planned public streets and interior access roads;
- (5) provide adequately for sanitation, drainage and public utilities; and
- (6) allocate adequate sites for all uses proposed -- the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive or Master Plan of Marion County, Indiana.

B. No building or structure shall be erected in the HD-1 or HD-2 District without an improvement location permit. Said permit shall not be issued until the site and development plan, including the proposed Hospital District use or uses and plans for such building or structure, shall have been approved by the Metropolitan Development Commission in accordance with section 1.00 A. Applications for improvement location permit shall be made upon Metropolitan Development Department forms and shall include all information specified by such forms.

Section 2. That an emergency exists for the passage of this ordinance and the same shall be in full force and effect from and after its passage.

Date _____

CITY-COUNTY COUNCIL OF INDIANAPOLIS
AND OF MARION COUNTY, INDIANA

Attest: _____
(Clerk)

President (or Presiding Officer)

Legal Draft -- 5/3/73

ADOPTED BY CITY-COUNTY COUNCIL
JUNE 18, 1973